



PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property consists of 42.90 acres of land currently zoned Planned Development – Housing (PD-H), but is subject to a rezoning request (RZ15-12) to change the zoning classification to Planned Development – Mixed Use District (PD-M). That rezoning request is currently pending City Council approval.

The proposed final plat will create 12 lots ranging in size from 1.30 acres to 4.93 acres. There will also be one 5.75 acre lot that will be common area and storm water detention area. The 12 lots will be utilized for commercial and retail uses. One lot, Lot 1 in Block 3, is intended to be utilized for hotel uses, while Lot 1 in Block 1 is intended to be developed as a convenience store.

A proposed Master Plan of Greens Crossing Subdivision (case no. MP15-01) is also scheduled for consideration by Commission during its November 19, 2015 regular meeting. The related preliminary plan for this subdivision phase (case no. PP15-22) was reviewed by the City's Site Development Review Committee (SDRC), and meets all applicable codes and ordinances.

The SDRC and staff recommend **approving** this proposed final plat, **subject to the Commission's prior approval of the related master plan and City Council's approval of the related rezoning request.** With approval of the related master plan by the Planning and Zoning Commission and City Council's prior approval of the rezoning request for the entire Greens Crossing Subdivision, this proposed final plat will comply with all applicable codes and ordinances.